145.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,700 / 708,700
					USE VALUE:	708,700 / 708,700
					ASSESSED:	708,700 / 708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
202		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JARVIS DARLENE
Owner 2:	
Owner 3:	
Street 1:	202 SPRING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JARVIS GEORGE B -
Owner 2:	JARVIS DARLENE D -
Street 1:	202 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	243,100		465,600	708,700
Total Card	0.124	243,100		465,600	708,700
Total Parcel	0.124	243,100		465,600	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.19 | /Parcel: 524.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	95195
GIS Ref	
GIS Ref	
Insp Date	09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,200	0	5,400.	465,600	708,800	708,800	Year End Roll	12/18/2019
2019	101	FV	200,800	0	5,400.	436,500	637,300	637,300	Year End Roll	1/3/2019
2018	101	FV	200,800	0	5,400.	360,800	561,600	561,600	Year End Roll	12/20/2017
2017	101	FV	200,800	0	5,400.	331,700	532,500	532,500	Year End Roll	1/3/2017
2016	101	FV	200,800	0	5,400.	302,600	503,400	503,400	Year End	1/4/2016
2015	101	FV	189,700	0	5,400.	296,800	486,500	486,500	Year End Roll	12/11/2014
2014	101	FV	189,700	0	5,400.	275,900	465,600	465,600	Year End Roll	12/16/2013
2013	101	FV	189,700	0	5,400.	262,500	452,200	452,200		12/13/2012

!11348!

PRINT

Date	Time
12/11/20	01:31:48

LAST REV

Date	Time
03/10/20	09:38:09
danam	
11348	

USER DEFINED

Prior Id # 1:	95195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JARVIS GEORGE B	49249-440		4/5/2007	Family	1	No	No		
	21163-238		5/1/1991		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1976	New Wind	2,700	C				
8/29/1996	420		17,327					ADD WDK/REM KITCHE
7/22/1992	329	Manual	1,800					REPAIR FT. PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
11/15/2008	Meas/Inspect	336	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	80.	1.08	9									465,601						465,600	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 465,601 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	76000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352366
Depreciation:	109233
Depreciated Total:	243132

COMMENTS

OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

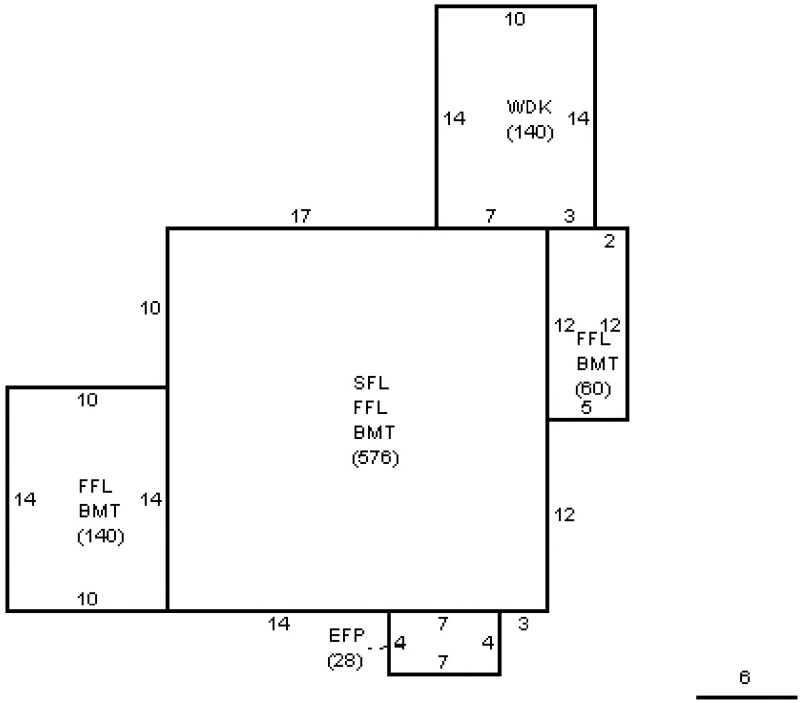
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	105.88
Final Total:	243100	Val/Su SzAd	179.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	776	51.600	40,039
FFL	First Floor	776	171.990	133,465
SFL	Second Floor	576	171.990	99,066
WDK	Deck	140	12.880	1,803
EFP	Enclos Porch	28	71.150	1,992

Net Sketched Area:	2,296			Total:	276,365
Size Ad	1352	Gross Are	2296	FinArea	1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	